

SARA CONNER PLACE

32520 PULASKI DRIVE  
HAYWARD, CALIFORNIA

CURRENT ZONING: NEIGHBORHOOD COMMERCIAL  
PROPOSED ZONING: RESIDENTIAL HIGH DENSITY

A.P.N. 78G-2771-1-8, 78G-2771-1-9, 78G-2771-1-5



PROJECT SUMMARY

SITE AREA:	80,750 SF (1.85 ACRES)
BUILDING AREA:	81,966 SF
BUILDING FOOTPRINT:	29,596 SF
BUILDING COVERAGE:	37 PERCENT
TYPE OF CONSTRUCTION:	TYPE V 1HR; TYPE I FR
TYPE OF OCCUPANCY:	R-1, S-3, U
BUILDING USE:	MULTIFAMILY HOUSING
MINIMUM LOT AREA PER DWELLING UNIT:	1,250 SF
PROPOSED LOT AREA PER DWELLING UNIT:	1,416 SF
ALLOWABLE DENSITY (RH):	34 DWELLING UNITS PER ACRE
PROPOSED DENSITY:	31 DWELLING UNITS PER ACRE

PARKING

REQUIRED NUMBER OF PARKING SPACES:	117
PARKING SPACES PROVIDED:	101

STANDARD:	68 SPACES
COMPACT:	29 SPACES (29%)
HANDICAPPED:	2 SPACES
MOTORCYCLE (2):	1 SPACE EQUIV.
SECURE BICYCLE (4):	1 SPACE EQUIV.

ALL RESIDENT PARKING IS ASSIGNED

HANDICAPPED ACCESSIBILITY: Up to 2% of stalls may be converted to unmarked to accessible spaces with path of travel as required, either in garage or surface parking lot, as requested by resident.

OPEN SPACE

GROUP OPEN SPACE REQUIRED  
350 SF G.O.S. PER DWELLING UNIT  
(350 x 57 = 19,950 SF REQUIRED)

USABLE OPEN SPACE PROVIDED:	
GROUP OPEN SPACE ON PODIUM:	2,540 SF
GROUP OPEN SPACE ON GRADE:	8,820 SF
PRIVATE OPEN SPACE: 4,146 SF (x2)	8,292 SF
TOTAL EQUIVALENT PROVIDED:	19,652 SF

SETBACK REQUIREMENTS (RH)

	REQUIRED	PROVIDED
FRONT YARD (MISSION, LAFAYETTE)	20'	20'
SIDE YARD (PROPERTY LINE, PULASKI)	10'	10'

OTHER ZONING REQUIREMENTS (RH)

MAXIMUM BUILDING HEIGHT ALLOWED:	40'
BUILDING HEIGHT PROPOSED (MIDPOINT OF SLOPED ROOF):	39'

PROJECT CONTACTS

OWNER/CLIENT  
EDEN HOUSING, INC.  
PROJECT MANAGER: KATIE LAMONT  
409 JACKSON  
HAYWARD, CA 94544  
510.582.1460

ARCHITECT  
PYATOK ARCHITECTS, INC.  
1611 TELEGRAPH 2nd FLOOR  
OAKLAND, CA 94612  
510.465.7010

LANDSCAPE ARCHITECT  
RICH SEYFARTH  
2927 NEWBURY STREET  
BERKELEY, CA 94703  
510.548.5877

CIVIL ENGINEER  
LUK ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547  
510.724.3388

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L1.1 LANDSCAPE PLAN  
ATTACHMENT B

BUILDING CODE SUMMARY

The following is a summary of critical code issues related to 32520 Pulaski Drive. It is not intended to be an exhaustive description of all code requirements.

BASEMENT PARKING GARAGE SUMMARY (S-3)

Construction Type	Type I Fire Resistive
Allowable Area	Unlimited
Proposed Area	18,560 SF
Sprinklered	Yes
Ventilation	Natural
Occupant Load	93
Number of exits required	Two
Separation from R1 above	Three Hour
Exterior Walls	2 HR Non Combustible
Openings	Not permitted less than 5'; protected less than 20'

PRIVATE GARAGE AREA (U) IN BUILDING 'A'

Construction Type	Type V 1-HR
Allowable Area	3,000 SF
Actual Area	2,000 SF
Sprinklered	Yes
Openings	Not permitted less than 3'

APARTMENT SUMMARY (R-1)

Privately-owned, rental apartment complex

HOUSING AREA	59,4271 SF
BUILDING A	11,316 SF
BUILDING B	10,223 SF
BUILDING C	31,130 SF
BUILDING D	6,802 SF

Construction Type	Type V 1-HR
Sprinklered	Yes, per NFPA 13R
Openings	

Per Table 5A the fire resistance of exterior walls is 1 HR with openings are not permitted less than 5' from the property line.

Mission Boulevard	75' to centerline of R.O.W. (20' setback)
Lafayette Street	64' to centerline of R.O.W. (36' setback)
Pulaski Drive	40' to centerline of R.O.W. (10' setback)
North Property Line	10' to property line

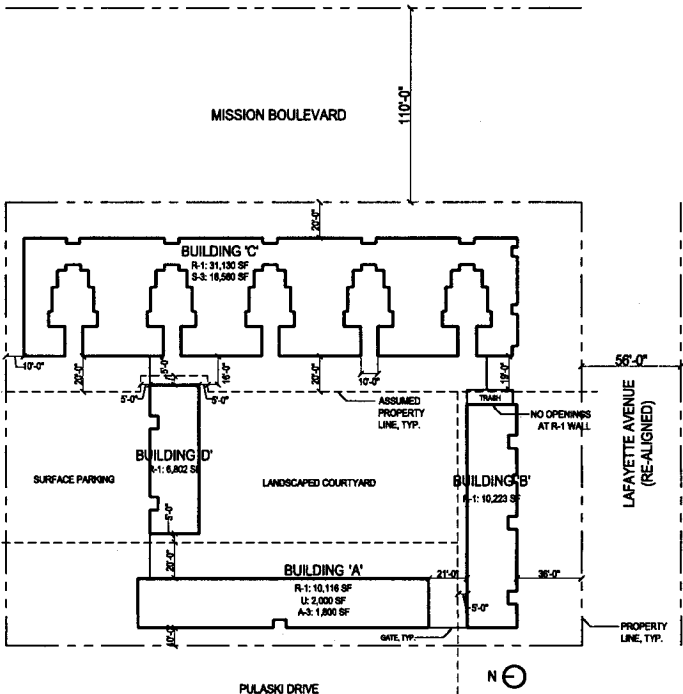
Allowable Floor Area Per Building

Table 5B	10,500 SF
Buildings over one story	10,500 x 2 = 21,000 SF
Increase for separation on two sides per UBC 505.1.1	
56'-20" = 36' X 1.25% = 45% X 21,000 SF = 30,450 SF	
Increase for automatic sprinkler system per UBC 505.3	
30,450 SF X 2 = 60,900 SF	

COMMON AREA SUMMARY (A-3) IN BUILDING 'A'

Construction Type	Type V 1-HR
Allowable Area	10,500 SF
Proposed Area	600 SF
Sprinklered	Yes
Occupant Load	40
Openings	Not permitted less than 5'; protected less than 10'

SITE DIAGRAM



UNIT MIX

57 PRIVATELY FUNDED, AFFORDABLE, FAMILY APARTMENTS

ALL GROUND FLOOR FLATS ARE ADAPTABLE,  
PER UBC CHAPTER 10A.  
MULTISTORY DWELLING UNITS ARE EXEMPT.

THREE-BEDROOM APARTMENTS	22 TOTAL
UNIT TYPE A	3
ONE-STORY, ADAPTABLE APARTMENTS AT COURTYARD	
UNIT TYPE B	9
TWO-STORY APARTMENTS AT COURTYARD	
UNIT TYPE E	10
THREE-STORY APARTMENTS ON PODIUM	

TWO-BEDROOM APARTMENTS	29 TOTAL
UNIT TYPE C	9
TWO-STORY APARTMENTS AT COURTYARD	
UNIT TYPE F	20
TWO-STORY APARTMENTS ON PODIUM	

ONE-BEDROOM APARTMENTS	6 TOTAL
UNIT TYPE D	6
ONE-STORY, ADAPTABLE APARTMENTS AT COURTYARD	

VICINITY MAP

